

THE FORMER ST JAMES MIDDLE SCHOOL

The Vinefields, Bury St Edmunds, Suffolk IP33 1YB



Key Highlights

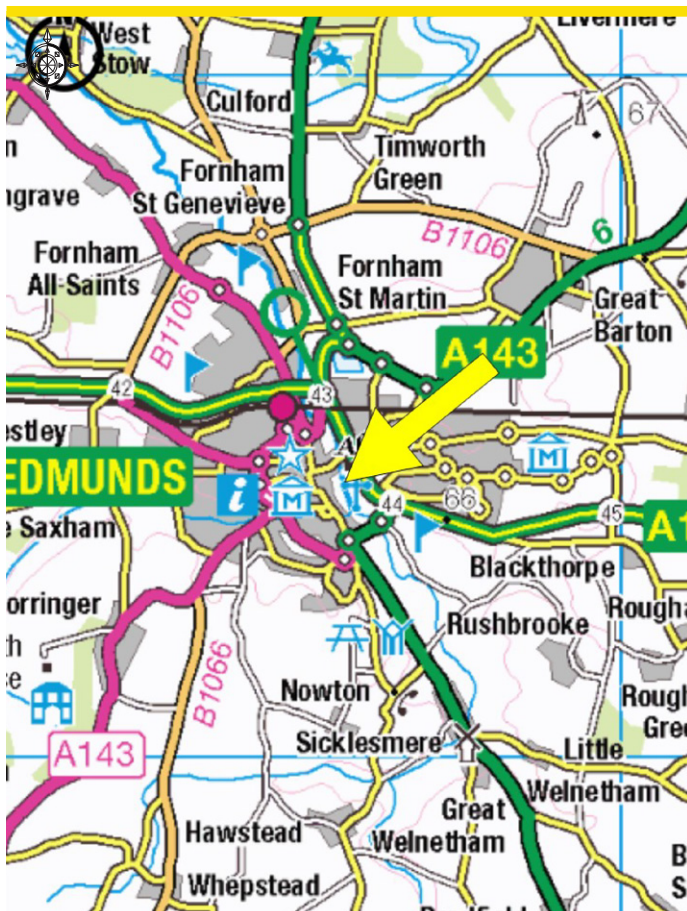
- Pre-app for the redevelopment of the Site
- Central Bury St Edmunds location
- Site area extends to approximately 1.89 Hectares (4.66 Acres).
- Freehold with vacant possession
- Offers invited on a Subject to planning or unconditional basis

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Introduction

On behalf of the Diocese of St Edmundsbury and Ipswich ("the landowners"), Savills (UK) Ltd ("Savills") is pleased to offer for sale the Former St James Middle School, Bury St Edmunds (Hereafter referred to as "the Property").

The Property extends to an area of 1.86 Hectares (4.66 Acres) and comprises of school buildings, parking and play areas. The Property is to be sold on a freehold basis with vacant possession. A planning pre-application was submitted to West Suffolk planning authorities in advance of marketing to discuss the redevelopment of the Property into a residential Scheme. Offers are strictly invited on the below basis, an overage will be applied, please see Draft Heads of Terms within the data room.

- Subject to planning, and/or
- Unconditional Sale with overage

The Sale is by informal tender with bids to be submitted by 12 noon on the 17th of March. A data room holds further information on all aspects of the Site, including a set of draft heads of terms and a bid proforma.

Site Description

The Property is predominantly rectangular in shape and extends to approximately 1.86 Hectares (4.66 Acres). The Property was previously used as a middle school and was closed in 2016. The school has been vacant since its closure and has had 24 hour security and is maintained by the Landowners.

The built area comprises of a central hub of school buildings and class rooms which are interconnected. The buildings range in height and condition. A floor plan is located within the data room. Parking is at the front entrance of the school with two hardstanding tennis/netball courts to the rear of the main school block. None of the school buildings are listed and are in varying states of repair. A building survey has been carried out, which can be found in the data room.

The School is surrounded by amenity space and has a residential block St James court located within the Property. To the west and south west of the school is a large open grassed area which once had a swimming pool this was filled in 1992.

The Property is situated within the Local Planning Authority boundary and forms Title SK401054.

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Planning

The Property falls within the planning jurisdiction of West Suffolk Council and is situated outside of the settlement boundary. It is designated Countryside as identified on the town centre inset plan of the Joint Development Management Proposals Map (2015).

A planning pre-app was submitted to West Suffolk planning authority in 2018 by Savills planning on behalf of the landowner to discuss the potential of re development of the Property to a residential scheme for 70 units. The full pre app response is located within the planning section of the data room.

As part of the landowners requirements all bids are to include schemes with affordable housing at a policy compliant level. We would ask all parties to direct any planning related questions to us and refrain from speaking to the LPA direct. Enquiries will then be sent to the Local Planning Authority whereby the response if not confidential will be shared.

Bids

The property is offered for sale by informal tender, with offers invited on a Subject to planning or Unconditional basis. For a tender submission to qualify as being compliant, bidders should submit the following information.

- A fully populated version of the tender proforma supplied in the data room
- A 1:1000 scale layout plan for your proposed scheme
- Drawings/images of the development you are proposing to build
- Evidence of your past track record of the delivery with examples of schemes of an equivalent nature which you have delivered.
- Confirmation you have read and understood the information supplied within the Data Room.

Once we have received and processed bids, we will be calling up selected parties for interviews to discuss their proposal in more detail, there may be a best and final round of bidding before a party is selected, the dates of these will be confirmed.

The bid deadline is 12 noon on the 17th of March, bids should be sent in a sealed envelope to Savills(UK) Parkview house, Victoria Road South, Chelmsford, Essex CM4 1BT. The Envelope should be marked The Former, St James Middle School – AR. Email offers will be acceptable and should be submitted to aredman@savills.com. The Landowner will not be bound to accept the highest or any offer and may withdraw the property from the market at any time.



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Existing Wayleaves, Easements and Rights of Ways

The Site will be sold subject to and with the benefit of all wayleaves, easements and right of ways, whether or not mentioned in these particulars.

Tenure and Possession

The Site is available for sale on a freehold basis.

VAT

We understand that VAT will be charged at the prevailing rate, if applicable.

Viewings

Viewings of the Site will be on specific days. Any party wishing to view should arrange by prior appointment with Savills. Prospective purchasers should note that Savills take no responsibility for any injury or accident at the Site and viewers visit the Site at their own risk.

Should you wish to make an appointment, please contact Tom Higgins or Andy Redman.

Data Room

Further information on the planning, Technical and Legal can be found within the Data room.

<https://savillsglobal.box.com/s/>

Contact

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